



Lings Barn, Grovefield Lane, Freiston, Boston

Offers Over £595,000

Occupying a delightful semi-rural position surrounded by open countryside, this exceptional barn conversion offers the perfect blend of character and contemporary living. Recently renovated and thoughtfully extended approximately three years ago by the current owner, the property now provides deceptively spacious and beautifully presented accommodation, ideal for modern family life.

The ground floor, which is centred around a stunning open-plan living kitchen, fitted with a range of integrated appliances and designed to create a sociable and versatile space for both everyday living and cooking for friends. A generous lounge retains much of the property's original charm with exposed brick, beams and a wood burning stove, whilst a utility room, modern shower room and conservatory overlooking the rear garden further enhance the accommodation.

To the first floor are six generous double bedrooms, three of which benefit from immaculate en-suite facilities. The impressive principal suite also features a dressing room and has a balcony overlooking open countryside. Throughout, the property is neutrally decorated and incredibly well-maintained, offering a light, airy and contemporary feel whilst retaining a wealth of character features including exposed beams, latch doors and wood-burning stoves.

Externally, the property is as well presented as the inside. An attached double garage with electric doors is complemented by extensive off-road parking for numerous vehicles beyond a five-bar gate. The rear garden enjoys a high degree of privacy, enclosed by mature hedging and simply laid to lawn with a generous patio area ideal for outdoor entertaining. A hot tub further enhances this wonderful outdoor space, creating the perfect, secluded setting to relax and enjoy the peaceful surroundings.

Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial country home that successfully combines the charm and character of a traditional barn conversion with the convenience and comfort of modern-day living, all without the need for further renovation or improvement.







Entrance Hall – 4.79m x 3.18m (15'9" x 10'5") Spacious and welcoming reception hallway entered via a glazed wooden door beneath an attractive brick and oak storm porch. Featuring tiled flooring with underfloor heating, staircase rising to the first-floor accommodation and useful understairs storage cupboard.

Lounge – 8.71m x 4.87m (28'7" x 16') An impressive dual-aspect reception room with windows to the front and side elevations, exposed brickwork and ceiling beams adding character throughout. A feature exposed brick fireplace houses a cast-iron log-burning stove, creating a wonderful focal point, while double doors open directly into the conservatory.

Conservatory – 4.36m x 4.34m (14'4" x 14'3") Constructed of brick and uPVC double glazing, this bright additional reception space enjoys French doors opening onto the rear patio and garden. Finished with a tiled floor and ceiling fan/light fitting.

Kitchen/Dining Room – 8.69m x 5.29m (28'6" x 17'4") The heart of the home, this exceptional open-plan kitchen and entertaining space benefits from underfloor heating, LED spotlights and under-counter lighting, with windows to both front and rear elevations and French doors opening onto the patio. Renovated approximately three years ago, the kitchen features quality cream cabinetry at base and eye level with solid timber work surfaces, a large central island with pendant light fitting over and breakfast bar seating, integrated Neff appliances including Neff ovens and electric hob with extractor, dishwasher and wine cooler. There is ample space for a dining suite and informal seating area centred around a cast-iron wood-burning stove.

Utility Room – 3.82m x 1.83m (12'6" x 6') Practical and well-appointed with tiled flooring and underfloor heating, work surfaces with fitted cupboards, sink and drainer unit, and plumbing for both washing machine and tumble dryer. A door provides direct access to the rear garden.

Shower Room Conveniently positioned on the ground floor and fully tiled throughout with underfloor heating. Fitted with a modern shower enclosure, wash hand basin with vanity storage, low-level WC and heated towel rail.

First Floor Landing – 1.32m x 11.93m (4'4" x 39'2") A substantial split-level landing serving the first-floor accommodation. Characterful exposed cross beams add charm and authenticity to the barn conversion, although taller viewers will find them quite low.

Bedroom One – Master Suite – 6.45m x 3.98m (21'2" x 13'1") A superb principal bedroom enjoying a feature exposed brick wall, front-facing window and direct access onto a private balcony overlooking open countryside. The room benefits from a dedicated dressing room and luxurious en-suite facilities that are generously proportioned and fully tiled, featuring a large walk-in shower, wash basins within four drawer unit, low-level WC, heated towel rail and rear-facing window.

Bedroom Two – 3.50m x 3.57m (11'6" x 11'9") A comfortable double bedroom overlooking the rear aspect, complemented by a walk-in wardrobe and private en-suite shower room fitted with a tiled shower enclosure, wash basin with vanity storage, low-level WC and rear-facing window.

Bedroom Three – 3.50m x 3.67m (11'6" x 12') Another generous double bedroom with rear-facing window, radiator, walk-in wardrobe and access to a private en-suite shower room. En-Suite- with a tiled shower enclosure, wash basin with vanity unit, heated towel rail, extractor fan and rear-facing window

Bedroom Four – 4.78m x 3.23m (15'8" x 10'7") A spacious double bedroom with side-facing window and radiator.

Bedroom Five – 3.38m x 3.68m (11'1" x 12'1") Well-proportioned double bedroom with side-facing window and radiator.

Bedroom Six – 3.39m x 3.36m (11'1" x 11') Double bedroom overlooking the front aspect with radiator.







Family Bathroom – 3.71m x 1.71m (12'2" x 5'7") Beautifully appointed with a four-piece suite comprising a freestanding roll-top bath with claw feet, walk-in shower enclosure, wash basin with vanity storage and low-level WC. Finished with tiled flooring, heated towel rail, extractor fan and exposed ceiling beams.

Double Garage – 6.44m x 7.09m (21'2" x 23'3") A substantial detached garage with power and lighting connected, electrically operated remote-control doors and access to the rear garden. Ideal for vehicle storage, workshop use or hobby space. **Attached Store – 3.28m x 1.89m (10'9" x 6'3")** Useful ancillary storage room positioned within the garage building, offering additional secure storage space.

Outside The property is approached through a five-bar gate opening onto an extensive gravel driveway providing generous off-road parking for numerous vehicles, caravans or motorhomes. Mature hedging surrounds the plot, ensuring a high degree of privacy and seclusion. To the rear, the enclosed garden features an expansive patio terrace ideal for enjoying warmer months outside, directly accessible from both the kitchen and conservatory, together with a lawned garden. A hot tub is included within the sale, further enhancing the property's lifestyle appeal.

Location Situated within the popular village of Freiston, approximately four miles from the historic market town of Boston, the property enjoys a superb blend of rural tranquillity and convenience. Freiston offers a range of local village amenities including two well-regarded country pubs, a post office, family-run butcher, veterinary practice, community centre and park. Nearby Butterwick and Fishtoft provide primary schooling, while Boston offers extensive shopping, leisure and educational facilities. Nature lovers will appreciate the nearby RSPB Freiston Shore Nature Reserve, located around one mile away and renowned for its wildlife, coastal scenery and miles of walking routes along the sea bank.





